

August 26, 2015

San Luis Obispo County Planning Department  
County Government Center  
San Luis Obispo, CA 93408

**SUBJECT: Coastal Appeal of Planning Directors Determination of Substantial  
Conformity for DRC2012-00099 TRI W Enterprise Request**

Dear Planning Commissioner's,

Upon reading the staff report for the above referenced project, I wish to clarify for your commission the contentions of my appeal. At this juncture, I respectfully request your commission partially uphold the appeal to acknowledge the Planning Department's water allocations as evidenced in their staff report and require a Minor Use Permit for any use or uses other than office or retail sales.

At the time the Planning Director made his determination on June 12, 2015, the determination made no reference to water allocations for the building uses that were approved in the April 8, 2015 Board of Supervisor's decision. The staff report has clarified the water allocation as 980 gallons per day; which this appellant is in full agreement with.

Staff has clarified the Planning Directors Determination and agrees with the applicant that the proposed Starbucks will use 860 gallons per day. While the appellant disagrees with the methodology for this allocation; derived from three (3) Starbucks, only one of which is a drive through, the appellant is willing to accept this analysis made by staff. This leaves just 120 gallons per day for the 1,078 square foot vacant space left in the building and still no water allocation for the 900 square foot vacant space carved out by the original application/approval for McDonald's.

On Wednesday, August 19, the appellant met with planning staff and proposed a compromise that would result in a withdrawal of the appeal if the applicant would agree. The appellant agrees to Planning Staff's assigned water allocations for Starbucks and the vacant space and asked that the applicant agree to file a Minor Use Permit for any future use(s) proposed for the vacant space(s) that are other than office or retail. The proposal made by the appellant through staff was declined by the applicant.

In conclusion, please partially uphold the appeal to reflect the Planning Department's water allocations as presented in the staff report and also establish a requirement for a Minor Use Permit for any use(s) other than office or retail sales in the remaining 1,078 and 900 sq. ft. spaces.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Julie Jucker". The signature is written in dark ink and is positioned below the word "Sincerely,".

From: Tim Rochte <trochte@sbcglobal.net>  
To: Kerry Brown <kbrown@co.slo.ca.us>,  
Date: 08/26/2015 03:03 PM  
Subject: Starbuck's Hearing at Planning Commission Meeting re: DRC2012-00099

Hi Kerry,

Thank you for adding the following comments to the official record RE: Coastal Appeal of Planning Directors Determination of Substantial Conformity for DRC2012-00099 TRI W Enterprise Request

Dear SLO County Planning Commissioners:

I am writing to request that you please vote to partially uphold the appeal to reflect the Planning Department's water allocations as presented in the staff report and also establish a requirement for a Minor Use Permit for any use(s) other than office or retail sales in the remaining 1,078 and 900 sq. ft. spaces.

Sincerely yours,  
Tim Rochte  
Los Osos, CA